

City of Burien

BURIEN PLANNING COMMISSION
June 8, 2016
7:00 p.m.
Multipurpose Room/Council Chambers
MINUTES

To hear the Planning Commission's full discussion of a specific topic or the complete meeting, the following resources are available:

- Watch the video-stream available on the City website, www.burienwa.gov
- Check out a DVD of the Council Meeting from the Burien Library
- Order a DVD of the meeting from the City Clerk, (206) 241-4647

CALL TO ORDER

Vice Chair Amy Rosenfield called the June 8, 2016, meeting of the Burien Planning Commission to order at 7:01 p.m.

ROLL CALL

Present: Kim Davis, Butch Henderson, Anna Markee and Amy Rosenfield

Absent: Kaelene Nobis, Curtis Olsen and Douglas Weber, all excused

Administrative staff present: Chip Davis, Community Development Department director, and Niomi Zinn, planner

AGENDA CONFIRMATION

Direction/Action

Motion was made by Commissioner Henderson and seconded by Commissioner Markee to confirm the agenda. Motion passed 4-0.

APPROVAL OF MINUTES

Direction/Action

Motion was made by Commissioner Henderson, seconded by Commissioner Davis, and passed 4-0 to approve the minutes of the May 25, 2016, meeting.

PUBLIC COMMENT

None.

NEW BUSINESS

A. Transportation Impact Fee Deferral Zoning Code Amendments

Chip Davis introduced a proposed amendment to BMC 19.35, Transportation Impact Fee, which would allow deferred payment of transportation impact fees. He said the state Legislature passed a law in 2015 requiring jurisdictions collecting impact fees to adopt a deferral for new single-family detached and attached residential construction allowing developers to defer the fee to one of three milestones: final inspection, issuance of a certificate of occupancy or equivalent certification, or the closing of the first sale of the property, whichever comes first. He said the law states that jurisdictions need to have the new code language in place by Sept. 1st.

He noted that the maximum term the fee can be deferred is 18 months from the time the building permit is issued. The amount of the fee is determined by the schedule that is in effect at the time the developer makes the deferral agreement with the City. He said the deferral is limited to the first 20 single-family residential building permits issued annually for that applicant. He explained that the applicant seeking the deferral must grant and record a lien against the property in favor of the City in the amount of the deferred fee; state law authorizes jurisdictions to institute foreclosure proceedings if the impact fees are not paid.

Mr. Davis noted that the Planning Commission will conduct a public hearing on the proposed amendment at its next meeting, June 22nd. He said that at the next meeting he will provide the commissioners with a draft application form, including the lien documents, for their review and a draft City Council ordinance. It will go before the City Council for consideration in July.

In response to a question from Commissioner Henderson, Mr. Davis said the transportation impact fee for single-family residential is currently a flat fee of \$957 per unit.

He also noted that in the next few meetings the commissioners will be looking at a request from the Highline School District to impose a school impact fee, adding that there potentially could be a parks impact fee to fund parks services coming to the Planning Commission for consideration at some point as well.

Further discussion concluded with a reminder that the commission will conduct a public hearing on the proposed amendment at its next meeting. Mr. Davis also said he will come back to the commissioners with responses to the comments and questions he heard from them tonight.

OLD BUSINESS

None.

PLANNING COMMISSION COMMUNICATIONS

None.

DIRECTOR'S REPORT

Mr. Davis told the commissioners their next three meeting agendas will be full and encouraged all the commissioners to attend the meetings if at all possible. There will be a public hearing and possible recommendation to the City Council on the proposed Transportation Impact Fee deferral Zoning Code amendment on June 22nd and the commissioners will receive draft language on the tree ordinance for their review. There will be a public hearing on the proposed tree ordinance language and an introductory briefing on the Highline School District school impact fee ordinance on July 13th. The public hearing on the proposed school impact fee amendment will be conducted on July 27th, and the commission may make a recommendation to the City Council on the proposed tree ordinance language.

ADJOURNMENT

Direction/Action

Commissioner Henderson moved for adjournment; Commissioner Davis seconded. Motion carried unanimously. The meeting adjourned at 7:32 p.m.

APPROVED: June 22, 2016

/s/ Curtis Olsen, chair
Planning Commission